



98 Oakbury Drive, Preston, Weymouth, Dorset

An impressive individual chalet style house delightfully situated in Preston enjoying stunning panoramic views across Lodmoor Nature Reserve and the sea.

Offers In Excess Of

£625,000

Freehold

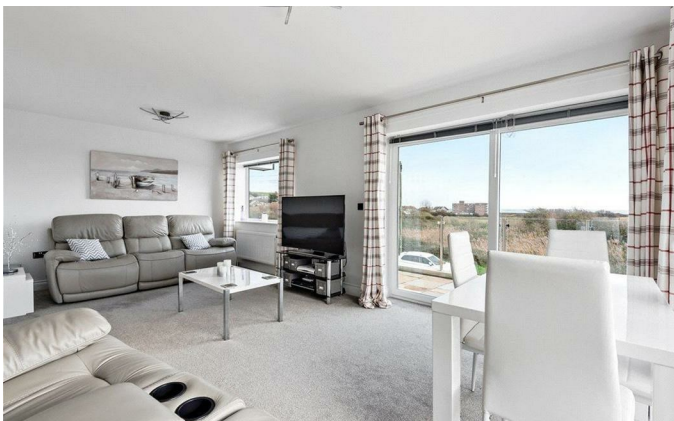
**Symonds
& Sampson**

ESTABLISHED 1858

98 Oakbury Drive, Preston, Weymouth, Dorset, DT3 6JH

- Individual contemporary modern detached chalet style house
- Stunning panoramic views over Lodmoor Nature Reserve towards Weymouth Bay and the Isle of Portland
 - Double aspect sitting room and impressive kitchen/dining room
- Four double bedrooms, bathroom and shower room
 - Easily maintained gardens with sun terrace
 - High specification throughout
 - Driveway and garage
 - Council Tax Band: F
 - EPC: C

Viewing strictly by appointment through
Symonds & Sampson Poundbury Sales Office
on 01305 251154





A stunning contemporary chalet style detached house virtually rebuilt and enlarged on the site of an original bungalow, with stunning far reaching views.

Completed in 2016 to a high specification throughout, the accommodation is designed to take advantage of the views across Lodmoor Nature Reserve and the sea beyond to the Isle of Portland.

Access to the property is from Ash Way and a slight incline to the front gate. On the ground floor, a welcoming hallway leads into a delightful sitting room enjoying a double aspect with panoramic views over Weymouth Bay and patio doors opening onto a sun terrace. The kitchen/dining room is extensively fitted with a range of high gloss cupboards with work surfaces over, built in oven and hob, integrated dishwasher. Access leads through into a useful utility room with a range of cupboards, door to the garden and housing gas fired boiler.

On the ground floor are two double bedrooms, currently set



out as a home office and lounge/dining room and an attractive fitted bathroom suite with separate shower cubicle.

On the first floor a spacious landing with eaves storage and Velux window provides access to two further double bedrooms both fitted with bespoke wardrobes, one with Velux window and the main bedroom with a Juliette balcony and views across the Nature Reserve, Weymouth Bay and Portland. The bedrooms have access to a first floor contemporary fitted shower room.

Outside

Landscape gardens wrap around the side and rear with outside lighting and a most impressive front terrace designed to take advantage of the stunning views. To the side is a driveway for off road parking and a garage block with the first garage on your right belonging to the property with power, water and light connected.

Situation

The property is situated in Oakbury Drive at Preston and enjoys panoramic views over Weymouth Bay, nature reserve and the Isle of Portland. There are an excellent range of amenities close by including post office/ general store, café, public house, restaurant and florist. At Chalbury Corner there is a doctor's surgery and deli/off license. The bustling and lively town centre of Weymouth can be found within approximately 2.5 miles and provides a comprehensive range of shopping and educational facilities.

There is a large sandy beach as well as a picturesque inner harbour surrounded by a number of boutiques, eateries and café/bars. Weymouth and Portland boasts excellent sailing and water sport facilities.

The resort is surrounded by rolling countryside which is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and

Bristol Temple Meads. There is a regular bus service taking you to Weymouth and surrounding towns.

Services

Mains drainage, electricity, gas and water.
Gas fired central heating system.

Local Authority

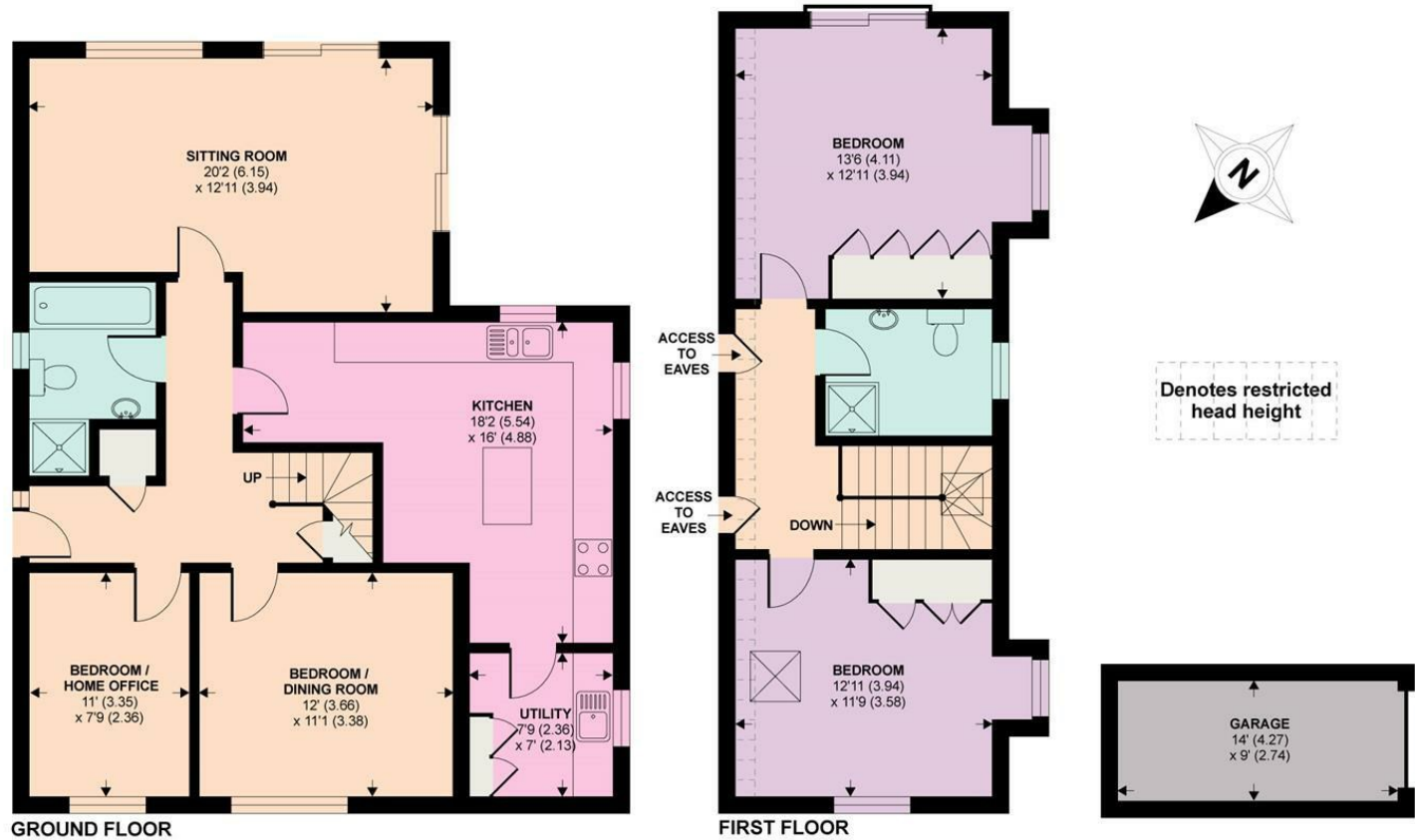
Dorset Council Tel: 01305 251010
Council Tax Band: F
EPC: C

Directions

From Dorchester take the A354 south towards Weymouth and at the Bincombe Bumps roundabout take the 2nd exit sign posted Littlemoor/Preston, at the next roundabout take the first exit and follow the road for approximately two miles. At the Chalbury Corner roundabout take the 3rd exit right onto Preston Road and then 2nd right into Mellstock Avenue. At the junction, turn left into Oakbury Drive and the property will be found on your right hand side.

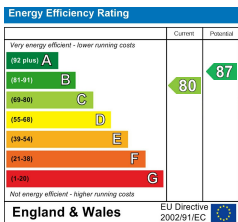
Oakbury Drive, Weymouth, DT3 6JH

APPROX. GROSS INTERNAL FLOOR AREA 1508 SQ FT 140 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Poundbury DW 04/04/24rev

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